



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 12-5-99

Project Name: Ruby Tuesday Modification

Location: 6405 Nova Drive

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Ruby Tuesday Modification

REPORT IN BRIEF: The proposed modification will include a change in ownership from The Oar House restaurant to a Ruby Tuesday restaurant and a color change to the building elevations, canopies and signage. The new color scheme will consist of a dark mustard brown base with dark green and rustic red accent trim. The canopies will remain striped with new fabric dyed in Terrace Red, Fiesta Yellow and Ivy Green. There will be one Ruby Tuesday wall sign for each side of the building and a change in copy of the existing pole sign. The sign letters will be back lit made of 18" red plastic channel letters. All proposed signage will be under the 150 square feet code requirements.

PREVIOUS ACTIONS: A site plan was approved by Town Council on February 19, 1992 for the Miami Subs / Kenny Rogers restaurant. Town Council approved a site plan for Oar House restaurant. on August 25, 1998.

CONCURRENCES: Site Plan Committee approved subject to the planning report (motion carried 4-0, January 11, 2000 Wayne Arnold absent).

RECOMMENDATION(S): Motion to **Approve** subject to the following conditions to be satisfied prior to the issuance of a certificate of occupancy.

1. Replacing any unhealthy trees on site.
2. Replacing two Live Oak trees on the east side of the parking lot.
3. Replacing one declining Sabal Palm on the north side of the building.
4. Providing tree wells around all existing trees and re-mulching all landscaped areas.

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 12-5-99
Ruby Tuesday Modification

Item No.

Revisions:

Exhibit "A":

Original Report Date: January 11, 2000

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner

Name: The Oar House Raw Bar & Grill, Inc.

Agent:

Name: Gerald T. McDonald

Address: 7951 S.W. 6th Street, #112

Address: 7951 S.W. 6th Street #112

City: Plantation, Florida 33324

City: Plantation, Fl 33324

Phone: 954-475-8332

Phone: 954-475-8332

BACKGROUND INFORMATION

Application Request: Site Plan Modification approval

Address/Location: 6405 Nova Drive

Land Use Plan Designation: Industrial

Zoning: M-4, Limited Industrial District (County)

Existing Use: Oar House restaurant

Proposed Use: Ruby Tuesday restaurant

Surrounding Land Use:

North: Proposed Funeral Home

South: Mcfatter Vocational Institute across Nova Drive

East: Limited Industrial District across Davie Road

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West: Westport Business Park

Surrounding Zoning:

North: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

South: Community Facility District

East: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

West: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

ZONING HISTORY

Related Zoning History: The subject site area was annexed into the Town of Davie in 1984 pursuant to an annexation agreement known as the Forman Agreement

Previous Requests on Same Property: A site plan was approved by Town Council on August 25, 1998 for the Oar House restaurant.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building modification:* The proposed modification will include a change in ownership from The Oar House restaurant to a Ruby Tuesday restaurant and a color change to the building elevations, canopies and signage. The new color scheme will consist of a dark mustard brown base with dark green and rustic red accent trim. The canopies will remain striped with new fabric dyed in Terrace Red, Fiesta Yellow and Ivy Green.
 2. *Signage modification:* There will be one Ruby Tuesday wall sign for each side of the building and a change in copy of the existing pole sign. The sign letters will be back lit made of 18" red plastic channel letters. All proposed signage will be under the 150 square feet code requirements.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Broward County Code as modified by the Forman Annexation Agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 6 which is predominantly industrially zoned, and land used plan designated Regional Activity Center and Industrial. The Broward County commercial flexibility rule has been applied to lands formally designated industrial on both sides of the Davie Road corridor between State Road 84 and Nova Drive, which are now designated Regional Activity Center.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 99 and on Parcel B-5 of the "Westport Business Park A & B Plat" with a note restricting the use for Parcels B, and B-2 thru B-5 to 236,988 square feet of industrial use and 7 acres of commercial use.

Staff Analysis and Findings of Fact

The proposed site plan is consistent with the Forman Annexation Agreement.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 12-5-99 subject to the conditions listed below prior to the issuance of a certificate of occupancy:

1. Replacing any unhealthy trees on site.
 2. Replacing two Live Oak trees on the east side of the parking lot,
 3. Replacing one declining Sabal Palm on the north side of the building.
 4. Providing tree wells around all existing trees and re-mulching all landscaped areas.
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Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report (motion carried 4-0, January 11, 2000 Wayne Arnold absent).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____





